West Area Plan
Steering Committee Work Session #3

Thursday, August 13, 2020
6:00 – 7:30 PM
Approach to Developing Recommendations

- How does your community apply the principles of:
  - Where to Grow?
  - Where to Expand?
  - Where to Improve?
  - How to Adapt?
  - Where to Nurture?
  - Where to Preserve?

- How should recommendations:
  - Promote Affordability?
  - Promote Equity?
  - Address Displacement?
  - Celebrate Culture & Diversity?
Existing Land Use
Existing Zoning
Residential Building Form: Building Envelopes

PORCH ENCROACHMENT
Residential Building Form: Building Envelopes
Residential Building Form: Building Envelopes
Residential Building Form: Building Envelopes
Residential Building Forms - ADUs
Accessory Dwelling Units – Alley Access Studios
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Residential Building Forms - ADUs
Accessory Dwelling Units – Rear Yard Facing 1BRs
Residential Building Forms - ADUs
Accessory Dwelling Units – Rear Yard Facing 1BRs
Residential Building Forms - ADUs
Accessory Dwelling Units – Alley Facing 2BRs
Residential Building Forms - ADUs
Accessory Dwelling Units – Alley Facing 2BRs
Residential Building Forms - ADUs
Accessory Dwelling Units – Larger 2BRs
Residential Building Forms - ADUs
Accessory Dwelling Units – Larger 2BRs
Residential Building Form – Tandem Homes

2012 - 3 SF HOMES

2013 - 2 SF HOMES DEMOLISHED

DEVELOPER BUYS HOMES 2 & 3 + VACANT CARRAIGE LOT.

HOMES 2 AND 3 ARE DEMOLISHED.
Residential Building Form – Tandem Homes

2015 - 5 SF HOMES

FUTURE PHASE - 6 SF HOMES

4-SINGLE FAMILY HOMES ARE BUILT.

BUILD A TANDEM HOUSE (6) ON THE BACK HALF OF 3634 WYANDOT.
Residential Building Form – Tandem Homes
Residential Building Form – Tandem Homes
Do You Like This Home??
Do You Like This Home??
These Are Manufactured Homes...
And... What About Tiny Homes?
BREAKOUT SESSIONS

45 MINUTES - EFFICIENCY IS KEY!
Workshop Discussion

• SHOULD WE EXPAND ADU ZONING?
Workshop Discussion

• HOW DO YOU FEEL ABOUT TANDEM HOMES?
Workshop Discussion

• HOW ABOUT MODERN MANUFACTURED HOMES?
Workshop Discussion

• WHAT ABOUT TINY HOMES?
Workshop Discussion

• SHOULD WE CONSIDER MODIFICATIONS TO THE BUILDING ENVELOPE?
Workshop Discussion

• OTHER THOUGHTS AND IDEAS...
Sign Up for Office Hours!!

VIRTUAL OFFICE HOURS

Brought to you by zoom

neighborhood PLANNING INITIATIVE
Neighborhood Context

E – Urban Edge
U – Urban

Dominant Building Form & Character
SU – Single Unit

Minimum Lot Size
C – 5,500 ft²
D – 6,000 ft²

Special Purpose
1 – ADU allowed
2 – ADU and duplexes allowed on corners
X – Special provisions tailored to that zone district (e.g., U-SU-Dx)
Neighborhood Context
E – Urban Edge
U – Urban

Dominant Building Form & Character
TU – Two Unit

Minimum Lot Size
B – 4,500 ft²
C – 5,500 ft²
Neighborhood Context
E – Urban Edge
U – Urban
G – General Urban
S – Suburban

Dominant Building Form & Character
MU – Multi Unit
RH – Row House

Maximum Building Height
2.5, 3, or 5 stories

Minimum Zone Lot
A – 3,000 ft²
Existing SF Residential Sensitive to Change

22% of existing single-family homes are currently zoned to allow a duplex or multi-family housing (2+ units).